

# CPH157: House in Serra

3 bedroom house, ready to move into, on 2,200m<sup>2</sup>



A large 3 bedroom house set in peaceful village with far reaching views. The house is single storey with a large attic and land.

Ground floor: entrance hall and corridor, two bedrooms and a study, large living room, large kitchen, two bathrooms and a laundry area.

Attic: bedroom and a large open-plan area that can easily be converted to provide more living accommodation if necessary.

The house is ready to move into with gas boiler for hot water, central heating, two powerful wood burners fitted in living room and kitchen fireplaces, mains water, electricity, telephone, broadband internet, cable TV, fitted bathrooms, fitted kitchen and more.

All external doors, windows and shutters are hard wood made, with two French doors in the living room. The floors of the bedrooms, office and living room are made in wood; the rest of the floors are glazed tiled. The attic bedroom is all made of wood (floors, ceilings and walls) with insulation.

To the rear of the house there is a BBQ and a water tank that is also connected to the house. To the side of the house there is a large parking area and a garage for 4 cars. Furthermore, on the land there is a stone threshing circle house with electricity and a traditional bread oven, with a large terrace (eira) in front with beautiful panoramic views.

The house is completely detached, set on its own grounds, surrounded by garden on all sides; there is a beautiful landscaped garden in front of the house, with rustic touches and established trees, flowers and plants. There are lots of fruit trees in this property as well, including orange, tangerine, lemon, peach, pear, apple, fig, walnut, chestnut, pomegranate, olive, quince, loquat, cherry, plum, persimmon, grape vines and more.

The land is approx. 2,200m<sup>2</sup> with good soil to grown all sorts of vegetables, being the largest portion at the back of the house. The water from the water tank can also be used to water the vegetables. The property is all walled around with dry stone walls; the parking area and most paths are made of stone (Portuguese calçada).

The village is small, and the house is not overlooked; access to the village can be made from several directions and the towns of Ansião, Penela and Soure are equidistant from the property (approx. 10km); Coimbra city is only 30km north and Pombal only 25 minutes away. There are lots of shops, bars, restaurants, petrol station, etc, all within 1km of the property. Fresh bread is sold door-to-door every morning, a couple of times a week there are fresh fish, fruit and grocery deliveries.

There is the possibility of some furniture staying with the house.

Price: 157,500 euros